

AGENDA

September 16, 2026 6:00 PM

WYOMING COUNTY PLANNING COMMISSION

Randy Ehrenzeller, Chair	Ed Coleman, Vice-Chair	Stacy Huber, Secretary
Roger Hadsall, Treasurer	Matthew J. Austin	Dale Brown
Jeremy Leaidicker	Paul Rowker	Robert Thorne

MEETING LOCATION

Wyoming County Emergency Operations Center
3880 State Route 6, Tunkhannock, PA 18657 (please use side-door)

- I. Call to Order & Pledge of Allegiance
- II. Roll Call
- III. Approval of Today's Agenda (*additions or deletions?*)
- IV. Public Comment – (*If audience members wish to address the commission, please let the Chairman know which agenda item you wish to address, or that you wish to address an item not on the agenda*)
- V. Announcements:
 - (1) The County Board of Commissioners enacted the **Ordinance Amendment** on Sept. 8, 2026. They accepted all recommendations that had been made for it by the County Planning Commission.
 - (2) The Governor signed Senate Bill 349 into law on July 20, 2026 (becoming “PA Act 44”). The new law is expected to go into effect on Jan. 23, 2027 and pre-empt county solar decommission bonding then.
- VI. Approval of Minutes #690 from last meeting of Aug. 19, 2026
- VII. Correspondence: Review Chronological Report from Aug. 6, 2026 through Sept. 2, 2026
- VIII. Subdivision and Land Development
 - A. Review Minor/Unique Plans Report for Aug. 6, 2026 through Sept. 2, 2026
 - B. **Bunker Hill Solar – Land Development Plan – Tunkhannock Township** – File #2024-32
 - Director recommends Commission approve Applicant's Time-Extension Request to Jan. 31, 2027. This would provide a means for final project approval to occur in late January when oversight of solar decommissioning (final condition) is expected to become a function of State government.
 - C. **Allen R. Crumb – Minor Subdivision Plan – Lemon Township** – File #2026-33
 - Director recommends Commission Disapprove Waiver request for the following reasons:
 - (1) Minimum lot area of 1 acre after Flag Lot flag “pole” area subtracted from total calculation (§606.5I). The extra 4,000 square feet needed for Proposed Lot 1 can be achieved by adjusting proposed lot line. Waivers for minimum lot size may set a bad precedent and lead to overcrowding in areas that cannot sustain it.

D. **Jeffrey D. & Susan T. Burns – Minor Subdivision Plan – *Lemon Township*** – File #2026-34

- Director recommends Commission Disapprove Waiver requests for the following reasons:
 - (1) Minimum lot area of 1 acre for Proposed “Remaining Lands Parcel 1” (Table 606.4). As currently arranged, the parcel already comprises 1.36 contiguous acres. Director believes that cutting it into smaller pieces may set a bad precedent and lead to overcrowding in areas that cannot sustain it.
 - (2) Minimum Travelway Width of 18 feet for Minimum Access Drive (Table VI-1). Private Ferncliff Lane extends into a shared two-way driveway that narrows to approximately 10 feet of width as it snakes uphill through a switchback across multiple properties. The proposed addition of another lot, home, and associated traffic onto this substandard shared driveway may make a hazardous situation even less safe.
 - (3) Maximum Slope of 14% for Minimum Access Drives (Table VI-1). The narrow two-way driveway in the area of the switchback encounters a steep slope of approximately 20%. Adding increased traffic onto this steep driveway brings safety concerns. It is doubtful the area could be graded to achieve a safer slope.
 - (4) Minimum lot area of 1 acre for newly-proposed “Lot 1” after Flag Lot flag “pole” area subtracted from total calculation (§606.5I). Cutting this pre-existing lot into smaller substandard pieces may set a bad precedent for overcrowding in areas that cannot sustain it.

IX. Old Business: None to report from Staff

X. New Business: None to report from Staff

XI. Visitors & Guests

XII. Adjournment

Commission Staff may be reached at:



WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

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